Scope of V	Nork for Property Locate	ed at:		<u>321</u> :	5 West Mich	<u>ligan Street</u>		
	Property is: Single Far	nily $\Box$	Duplex		Other ☑	Multi - Family		
Date:	8/24/2016							
	nimum requirement to meet health							
	sibility for problems discovered after y private lenders, insurance compa						not necessari	ly include
Exterior C	ondition Report							
Location Site	Required Work Landscaping	n/a □	] Yes ☑		/Comments heavy trees and	brush, address dirt lawn	\$	Cost 7,500.00
	Steps/Handrails	n/a ⊡	] Yes □				\$	
	Service walks	n/a	] Yes ✓				\$	3,500.00
	Fencing	n/a ☑	] Yes $\square$				\$	
	Parking	n/a	] Yes [				\$	
	Retaining walls	n/a _✓	Yes 🗌				\$	
	Other	n/a _	] Yes $\square$				\$	
	Other	n/a 🗆	] Yes □				\$	
Garage	Singles: repair	n/a _	] Yes □				\$	
	Shingles: Roof over existing	n/a [	] Yes □				\$	
	Shingles:Tear off & re-roof	n/a _	] Yes 🗌				\$	
	Gutters/downspouts	n/a	] Yes 🗌				\$	
	Flashing	n/a 🗆	] Yes 🗌				\$	
	Eaves	n/a 🗆	] Yes 🗌				\$	
	Siding	n/a _	] Yes 🗌				\$	
	Doors	n/a _	] Yes 🗌				\$	
	Windows	n/a	] Yes 🗌				\$	
	Slab	n/a 🗆	] Yes □				\$	
Porches	Paint	n/a 🗆	] Yes □				\$	
	Electrical	n/a 🗌	] Yes □				\$	
	Other	n/a _	Yes 🗌				\$	
	Roof	n/a 🗌	] Yes ✓	Fron	t Porch		\$	3,500.00
	Rear Steps	n/a	Yes 🗸	Com	plete replaceme	ent	\$	3,000.00
	Decklower	n/a ☑	Yes 🗌				\$	
	Steps/handrails	n/a ☑	Yes 🗌				\$	
	Ceiling	n/a ☑	Yes 🗌				\$	
	Guardrails	n/a	Yes 🗸				\$	500.00
	Structural	n/a ☑					\$	
	Paint	n/a	Yes 🗸	_ <del></del>			\$	2,500.00

n/a Yes 🗸 permit

Other

\$

85.00

## House

Chimney	n/a ☑ Yes □		\$ 
Shingles: repair	n/a ☑ Yes □		\$ 
Shingles: Roof over existing	n/a 🗸 Yes 🗌		\$ 
Shingles:Tear off & re-roof	n/a Yes 🗸		\$ 14,000.00
Gutters/downspouts	n/a Yes 🗸		\$ 1,500.00
Flashing	n/a 🗌 Yes 🗸		\$ 500.00
Eaves	n/a ☐ Yes ✓		\$ 3,500.00
Siding	n/a ☐ Yes ✓		\$ 4,500.00
Storm Doors	n/a ☑ Yes □	-	\$ _
Prime ("main") Doors	n/a  Yes		\$ 1,400.00
Storm Windows	n/a 🗸 Yes 🗌		\$ 
Prime ("main") Windows	n/a Yes 🗸		\$ 7,750.00
Paint	n/a 🗌 Yes 🗸		\$ 2,500.00
Foundation	n/a ☐ Yes ☑	assumed - inaccessible	\$ 7,500.00
Electrical	n/a ☑ Yes □		\$ _
Other	n/a ☐ Yes ☑	Structural roof issues	\$ 7,500.00
Other	n/a  Yes		\$ _
Other	n/a 🗌 Yes 🗌		\$ 
Other	n/a Yes		\$

Exterior: Estimated Cost:\* \$ 71,235.00

<sup>\*</sup>average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Con	dition Report				
	Unit: Entire unit (single family) Upper unit of duplex	_	Lower unit of duplex   Other	Entire Interior	
Mechanical Heating	Required Work		Ottlei	Entire interior	
J	Repair/replace boiler	n/a ☑ Yes ☐	<u>L_</u>		\$ 
	Repair radiation	n/a ☑ Yes ☐	<u> </u>		\$ 
	Repair/replace furnaces	n/a Yes 🗸	<u> </u>		\$ 6,200.00
	Repair ductwork	n/a ☐ Yes ☑	<u> </u>		\$ 1,500.00
	Replace thermostats	n/a ☐ Yes ☑	<u> </u>		\$ 200.00
	Repair/replace grilles	n/a ☑ Yes ☐	<u> </u>		\$ 
Electrical	Other	n/a ☐ Yes ☑	permit		\$ 85.00
Electrical	Repair/replace receptacles	n/a Yes 🗸	<u> </u>		\$ 1,500.00
	Repair/replace switches	n/a Yes 🗸			\$ 1,500.00
	Repair/replace fixtures	n/a ☐ Yes ☑	<u> </u>		\$ 1,500.00
	Install outlets and circuits	n/a ☑ Yes □	<u>                                       </u>		\$
	Install outlets and circuits	n/a ☑ Yes □	<u>                                       </u>		\$
	Install outlets and circuits	n/a ☑ Yes □	<u> </u>		\$
	Install outlets and circuits	n/a ☑ Yes □	<u> </u>		\$
	Upgrade services	n/a ☐ Yes ☑	<u> </u>		\$ 4,200.00
	Other	n/a ☐ Yes ☑	permit		\$ 85.00
	Other	n/a Yes			\$
Plumbing	Lower Kitchen	n/a Yes	Complete replacement		\$ 1,750.00
	Upper Kitchen	n/a Yes 🗸	Complete replacement		\$ 1,750.00
	Lower Bathroom	n/a  Yes	Complete replacement		\$ 2,250.00
	Upper Bathroom	n/a Yes 🗸	Complete replacement		\$ 2,250.00
	Repair/replace toilet	n/a Yes	<u>                                     </u>		\$
	Repair/replace lavatory	n/a 🗌 Yes 🗀	<u> </u>		\$ 
	Repair/replace lavatory faucet	n/a 🗌 Yes 🗀	<u>                                     </u>		\$ 
	Repair/replace wash tub	n/a  Yes	<u>                                     </u>		\$ 
	Repair/replace wash tub faucet	n/a Yes	<u>                                     </u>		\$
	Unclog piping:	n/a Yes	<u> </u>		\$
	Repair drain/waste/vent piping	n/a 🗌 Yes 🗸	<u> </u>		\$ 5,500.00
	Repair water piping	n/a Yes 🗸	<u> </u>		\$ 1,500.00
	Repair/replace water heater	n/a ☐ Yes ☑	<u> </u>		\$ 2,600.00
	Other	n/a Yes 🗸	permit		\$ 85.00

\$

Other n/a Yes

Windows							
	Replace broken glass	n/a [√	<u> </u>	es 🗌		\$	
D	Repair or replace sash	n/a 🔽	<u> </u>	∕es □		\$	
Doors	Repair or replace doors	n/a [	<u> </u>	∕es ✓		\$	4,800.00
	Repair or repl. locks/latches	n/a 🔽	<u> </u>	∕es □	Self Help	\$	1,320.00
Walls/Ceilings	Repair or repl. @ defective	n/a _	<u> </u>	∕es ✓		\$	7,500.00
Paint	Repair or repl. @ defective	n/a □	7 <b>\</b>	∕es ☑		\$	3,750.00
Fire Safety	Tiopaii or Topi. @ dolociivo	πα		<u> </u>	_	Ψ	0,100.00
rife Safety	Install smoke/CO alarm:bsmt.	n/a _	<u> </u>	∕es ✓	Self Help	\$	85.00
	Install smoke/CO alarm: 1st flr.	n/a _	] \	∕es ✓	Self Help	\$	170.00
	Install smoke/CO alarm: 2nd flr.	n/a 🗌	] \	∕es ✓	Self Help	\$	170.00
Handrails	Repair/replace defective	n/a [	_ \	∕es ✓	Self Help	\$	750.00
Stairs	Repair defective	n/a [	7 \	∕es ⊽		\$	1,500.00
Floors							
Other	Repair defective	n/a [		∕es ✓		\$	4,500.00
		n/a [	] \	es 🗌		\$	
		n/a 🗆	] \	∕es □		\$	
		n/a [	] \	∕es □		\$	
		n/a _	`	Yes _	_	\$	
					Interior: Estimated Cost:	\$	59,000.00
					Total Exterior and Interior Cost:*	\$	130,235.00

Inspected by: Jeff Sporer Date: 8/23/2016

## Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

## **Important Information Regarding Permits**

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants may be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants may be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 7630 W. Mill Road.

<sup>\*</sup>average contracted cost. Actual costs may vary. Self help will reduce the amount.